STEPPING STONES

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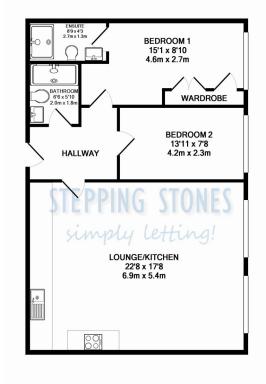




A modern and beautifully presented two bedroom second floor apartment with allocated parking and electric heating. This property benefits from being situated in Banbury town centre and is within walking distance to the train station. EPC Rating E. **Available: Now**

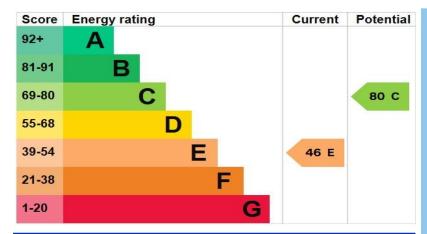
- 2 Bedrooms
 - 2 Bathrooms

- Allocated car parking
- Electric heating
- Close to train station
- Town centre location



TOTAL APPROX, FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measuremen of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given Made with Metropix ©2015



RENT: £ 1,050.00

TOTAL DEPOSIT: £ 1,211.53

HOLDING DEPOSIT: £ 242.30

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

Please Note: This is non-refundable should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

ENTRANCE HALL: Door to front aspect.

BEDROOM ONE: 15'1 x 8'10 Window to front aspect

with built in wardrobe.

EN SUITE: Comprising of double shower cubicle, wash

hand basin and low level w.c.

BEDROOM TWO: 13'11 x 7'8 Window to front aspect. **BATHROOM:** 9'9 x 5'10 Comprising of modern suite with wash hand basin, low level w.c and bath with over

shower.

LOUNGE/KITCHEN: 22'8 x 17'8 With windows to front aspect. Fitted with a range of modern floor and wall mounted units in a high gloss finish with a four ring electric hob and oven. Integrated dishwasher, fridge/

freezer and washing machine.

HEATING: Electric heating

PARKING: Allocated parking for one vehicle

EPC RATING: E

COUNCIL TAX: Band B

REFERENCE: 447

Important Notice

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.







